

**Evaluation of 18 Anne Street
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

Prepared for
Town of Erin
5684 Trafalgar Road
Hillsburgh, Ontario N0B1Z0

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
CVR – Credit Valley Railway
GRCA – Grand River Conservation Authority
LRO – Land Registry Office
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation
WCMA – Wellington County Museum and Archives

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1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 18 Anne Street according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Field Survey

A field survey was conducted on April 11, 2023, and October 19, 2023. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The Town of Erin initiated this report as one of the properties prioritized for designation by the Municipal Heritage Committee as a result of changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025).

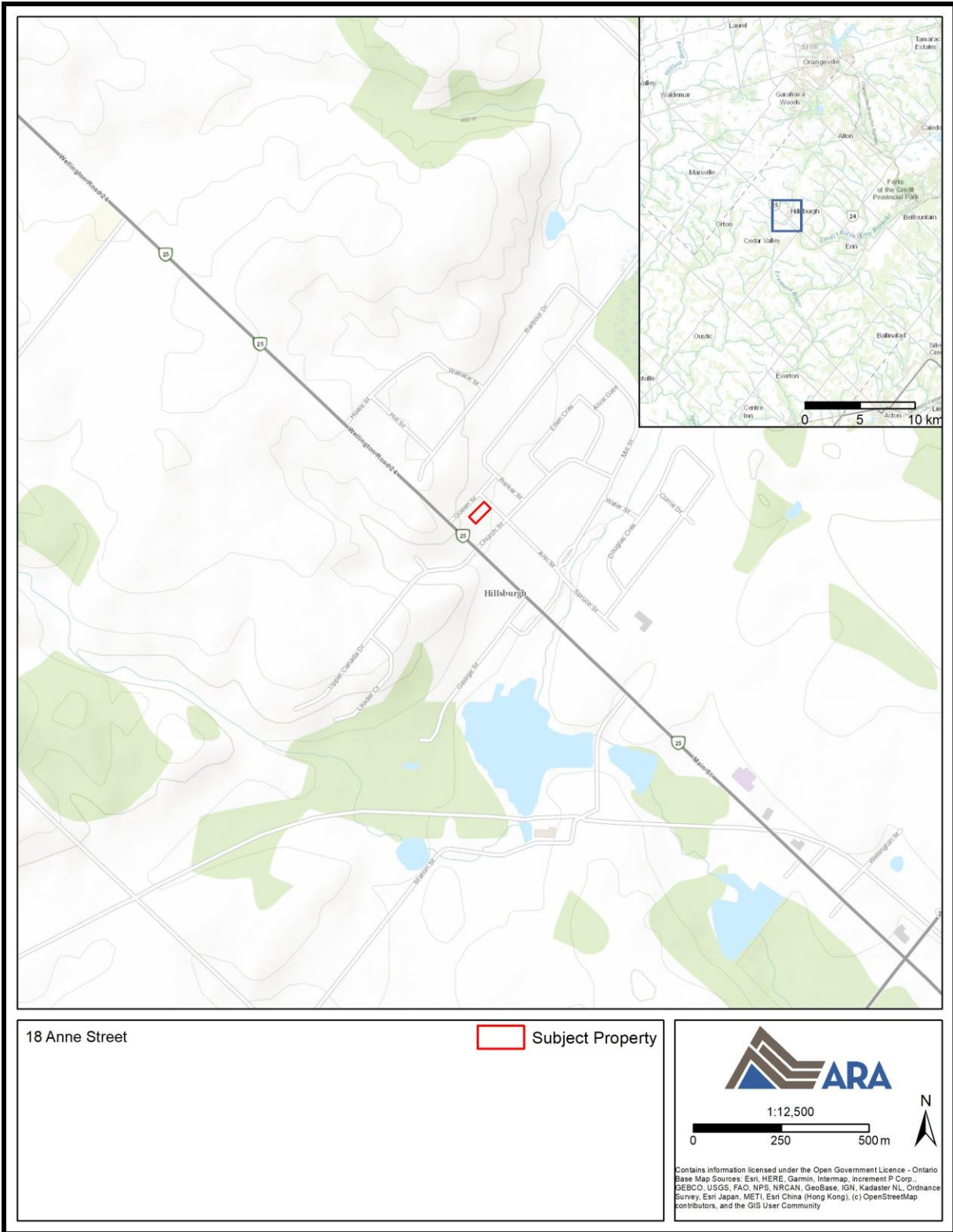
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 18 Anne Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 18 Anne Street, Hillsburgh, Town of Erin, ON
Legal Description: PART LOTS 2, 3, 4 PLAN 240, ERIN

The property location is shown on Map 1 and Map 2.



Map 1: Subject Property in the Town of Erin
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

4.0 PHOTOGRAPHS



Map 3: Image Locations of Subject Property on a Current Aerial
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade of 18 Anne Street
(Photo taken October 19, 2023; Facing Southwest)



Image 2: Detail of Stonework of 18 Anne Street
(Photo taken October 19, 2023; Facing Southwest)



**Image 3: Window Detail and North Elevation of 18 Anne Street
(Photo taken October 19, 2023; Facing Southwest)**



**Image 4: South Elevation of 18 Anne Street
(Photo taken October 19, 2023; Facing West)**



**Image 5: Detail of Entrance and Balcony of 18 Anne Street
(Photo taken on April 11, 2023; Facing West)**



**Image 6: View Stone Retaining Wall of 18 Anne Street
(Photo taken on October 19, 2023; Facing South)**



**Image 7: Context View of Anne Street and Church Street Intersection Looking South
(Photo taken on October 19, 2023; Facing Southeast)**



**Image 8: Context View of Anne Street and Church Street Intersection Looking North
(Photo taken on October 19, 2023; Facing Northwest)**



**Image 9: Context View of Anne Street Looking South
(Photo taken October 19, 2023; Facing Southeast)**



**Image 10: Context View of Heritage Property at 10 Church Street
(Photo taken on April 11, 2023; Facing Northwest)**



**Image 11: Context View of Heritage Property at 4 Church Street
(Photo taken on October 19, 2023; Facing Northwest)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Italianate architectural style found in Ontario originated in England drawing inspiration from Italian Renaissance architecture which included highly decorative urban palazzos and commercial designs, picturesque Italian rural villas and rural farmhouses (Fram 2003 and Ricketts et al. 2011). According to Ricketts et al. the style was “popular for nearly a century from the 1830s until 1920s” (2011:81) with a surge in popularity in the mid to late 19th century. In Ontario, the increase in popularity as a choice for domestic architecture is often attributed to the widespread publication of patterns and design plans, specifically those circulated in Andrew Downing’s *The Architecture of Country Houses* published in 1850 and the “design for a two storey square residence with projecting eaves and ornate cornice brackets promoted by *The Canadian Farmer* journal in 1865” (Fram 2003, Kyles 2016). The flexibility of the plans and ability to scale up on ornate details allowed builders a wide range of creativity to create modest to highly decorative features which could be applied to commercial or residential buildings.

Despite the wide variation of the stylistic elements associated with the style, the inclusion of wide eaves with decorative paired brackets is by far the most prominent element attributed to this style. It is so prominent that Italianate architecture is often referred to as the “bracketed” style (Fram 2003). There are several other features associated with Italianate architectural style including:

Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings, small balconies, wooden arcaded porches, verandas and corner quoins are all features of the style...These more modest houses are two storeys high with square or L-Shaped plans and, instead of a tower, a cupola or belvedere crowns their low-pitched roof...Sometimes even the cupola or belvedere is omitted, as they are problematic in the Canadian climate, but the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside (Ricketts et al. 2011:82)

In Ontario, Italianate designs can be found on almost any 19th century main street as well as in suburban and rural areas.

5.1.1 Stone Construction

Fieldstones are stones that are collected from the ground surface and were a common early construction material. The glacier retreat left this fieldstone behind throughout much of Southern Ontario and was considered a problem for pioneer farmers (Couling 1975:32). Despite the farmers’ ambivalence, the stone provided a readily available local building material. Later, established communities developed quarries and cut stone was used for construction (Hutchins 1998: 47).

Couling describes the typical methods in fieldstone construction: “the rounded boulders were generally spilt in at least one direction, by a sharp blow from a heavy hammer, and the fractured surfaces were exposed in the face of the wall” (1975:34). Further, “to be useful for domestic construction, the mason must give it at least some degree of uniformity, although in historical terms, at least, the stone’s irregularities were exploited for their bonding strength” (Hutchins 1998: 47). The fieldstone in the subject building was likely worked in this way – with significant changes to the stone’s natural shape.

According to Middleton (2011) regarding stone wall construction: “Two main styles of use were common: Scottish immigrants preferred to refashion the stone into regular, rectangular blocks; other immigrants, largely of German origin, split the stones, but otherwise did not refashion their shape. In the latter case, a large amount of mortar was required.” He further notes, “Finally, we may ask why Scottish and German masonry techniques were so different? The answer can be traced back to the different traditions of these two groups of immigrants. The Scottish were skilled in cutting stone, even the hardest granites; while the Germans preferred to work with wood, and had an ancient tradition of using fieldstone in its natural shapes”.



**Figure 1: Example of Scottish Stonemasonry
(Middleton 2011)**

With reference to Figure 1, Middleton states “Note the variety of stones, and the careful shaping and arrangement in regular courses. The pattern of inserting a single column of 3-4 smaller stones between the larger stones is typical of Scottish stonemasonry and is called 'Aberdeen bond.’” (2011). The subject building shows a design execution which uses raised tuckpointing to portray an ‘Aberdeen Bond’ masonry.

18 Anne Street exhibits several features associated with Italianate architecture including a hip roof, wide overhanging eaves with paired wood brackets, a rhythmic façade with segmentally arched window openings with stone detailing.

A description of the architecture/design of 18 Anne Street is as follows:

- Two-storey building with a square plan (Image 1, Image 5).
- Hip roof clad in metal.
 - Wide eaves with paired wood ornamental brackets.
 - Roofline has wooden soffits and is finished with modern aluminum eaves and downspouts (Image 2, Image 3).
- All window openings are rectangular with segmental arch openings topped by a limestone keystone and stringers. The windows are framed by limestone reveal quoining. The stonework frames the windows creating a hood mould effect (Image 3).
 - Appear to be newer single pane windows within the window openings.

- Constructed with multi-coloured fieldstone with heavy mortar and raised tuckpoint which mimics “Aberdeen Bond”.
 - It does not appear that the traditional three small stone portion of the “Aberdeen Bond” was executed as no stonefaces are visible, nonetheless, the raised tuckpoint detail has been applied to suggest this style of design.
 - Limestone quoins.
- Stone foundation noted through the use of small fieldstone arrangement.
- Balanced façade with off-centre entranceway (Image 1).
 - Entryway is located within an open porch area and appears to be a newer single door topped with a rectangular transom.
- Upper storey has a closed in porch made with board and baton and large single windowpanes.
 - Single door, which appear to be newer, provides accessed to the porch.
 - Porch is support be decorative wood posts (Image 5).
- Appears to be large outbuildings/garage located behind the house however it was not sufficiently visible to provide a detailed description.
 - One storey, gable roof, and clad in vertical timber planks.
- Small stone retaining wall along east side of property, parallel to Anne Street(Image 6).
- Setback from the road.
- Single gravel driveway provides access to the property from Anne Street.
- Appears to be a one-storey screened in porch located on the rear of the stone house, however it was not sufficiently visible to provide a detailed description.

When examined against the typical characteristics of the Italianate architecture style as outlined in *A Field Guide to American Houses* (McAlester 1992), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), *Ontario Architecture Online* (Kyles 2016), and *Well Preserved* (Fram 2003), 18 Anne Street meets most of the characteristics of the style and therefore can be considered representative of the Italianate architecture style (see Table 1).

Table 1: Characteristics of Italianate Architecture
(adapted from Fram 2003; Kyles 2016, Ricketts et al. 2011; McAlester 1992)

Characteristics of Domestic Italianate Architecture	18 Anne Street
Two to three storeys (rarely one storey)	Yes
Square, rectangular or L shaped plan	Yes
Rhythmic and balanced façade (composed of flush surfaces and evenly spaced openings)	Yes
Typically, three to five bays	Yes
Hip roof and wide overhanging eaves	Yes
Decorative brackets	Yes
Tall narrow windows (often paired)	Yes
Heavily moulded openings (windows, doors)	Yes
Rounded or semi-elliptical window openings	Yes
Brick or stone construction	Yes
Frontispiece (formal and detailed entryway)	No
Quoins	Yes
Towers, cupolas or belvederes (less common)	No
Carefully landscaped environment (less common)	No

5.2 History

5.2.1 Erin Township

Erin Township was first surveyed between 1819 and 1820, with the first settler, a native of Pennsylvania, Nathaniel Roszel, arriving shortly after taking up “land at Lot 1, Concession 7” (Town of Erin 2023). Despite the township’s Irish name, most settlers were Scottish in origin and early families consisted of the Hows, the McMullens, and the Trouts (Irwin 1867). The first Township Meeting was held in 1824 in the houses of various settlers, although all subsequent township halls have historically been in or near the village of Hillsburgh. An 1846 publication notes an overall population of 1368 where “32,447 acres were taken up, 7,945 of which were under cultivation” and a “a small settlement in the south-west of the township call “McMullen Mills” where a grist and saw mill, tavern, blacksmith’s shop, and between forty and fifty inhabitants” (Smith 1846:55). By 1861 the population of the township had reached 4,948 people (Irwin 1867). Construction on a Credit Valley Railway (CVR) spur from Cataract Junction to Elora began in 1877 and was completed in 1879 with stations at Hillsburgh, Orton, and Erin (GRCA 2023). Commercial freight cars began running in 1881, and the CVR was purchased by Canadian Pacific Railway in 1884. Passenger service was discontinued in 1958 and the railway was dismantled in 1987 and converted into a recreational trail (GRCA 2023, Town of Erin 2023). Within the Township other major settlements included Ballinafad, Crewsons Corners, Ospringe, and Orton (Irwin 1867, Town of Erin 2023). The Municipal Office for Erin Township opened in 1995 and is located south of Hillsburgh. The Township of Erin amalgamated with the villages of Erin and Hillsburgh in 1998, and while the area is growing, it remains a predominately rural community.

5.2.2 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How’s pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area’s first hotel (Town of Erin 2023). Early businesses include Aaron Wheeler’s gristmill and sawmill (circa 1824), the How brothers’ Lower Mill (c. 1830s), along with William How’s general store and Nazareth Hill’s hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham and Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse teams were often taking the flour to Oakville’s waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

A historical atlas from 1861 indicates that Hillsburgh was a well-settled hamlet with a commercial core on either side of Main Street (now Trafalgar Road) that supported the surrounding agricultural community (see Map 4). Local industries included Boustead’s Inn, a general store and post office, and both a sawmill and gristmill located on the creek which ran through the village. The town’s population was approximately 230 people in 1867 (Irwin 1867).

In 1877, with speculation of the rail business, George Gooderham subdivided his large property which housed the Gooderham & Worts mill and created several lots fronting on Main Street (Dilse & Duncan 2000). An 1877 historical map indicated that Hillsburgh's commercial district remained similar to the 1860s, although there was some additional growth on the west side of Main Street (Trafalgar Road). The most glaring change in the topography is the construction of the CVR corridor which ran through Hillsburgh (see Map 5). The completion of the CVR station in 1879 allowed for farmers in and around Hillsburgh to ship their produce outside of the immediate area, and potatoes became a popular cash crop (Town of Erin 2023). Other non-agricultural industries in the late nineteenth century included John Viner's furniture factory, a carriage and wagon shop that also served as the village blacksmith, a second wagon and carriage store established in 1884, and tAnneery. In addition, local women also wove fabric and carpets which were supplied to a tailor's shop (Town of Erin 2023). The Police Village of Hillsburgh incorporated in 1899 and the settlement received its first rural mail route in 1912. Prior to this, residents took turns traveling by foot or horse to Esquesing Township for the mail, which was left at How's General Store for collection. Main Street (Trafalgar Road) was paved in 1925 and resurfaced with asphalt in 1963 (Town of Erin 2023).

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid to late nineteenth century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however the configuration of the main thoroughfares remained fundamentally the same (see Map 7). The predominate change to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 8).

5.2.3 Site Specific History

According to land records, historical maps and atlases, and a local historian, the building at **18 Anne Street was built between 1904 and 1907 as a residence for stonemason Charles H. Smith**. Below is a history of the property from 1824 until the present day.

- The Crown Patent for all 200 acres of Lot 25, Concession 8 in the Township of Erin was granted to Christopher Sutzer by the Crown on February 27, 1824. Shortly after, in April, Christopher Sutzer sold all 200 acres to Aaron Wheeler (see Table 2, LRO 61).
- On March 30, 1842, Aaron Wheeler sold the west 100 acres of Lot 25 to Nazareth Hill.
- An 1861 historic atlas indicates the subject property was located in a shaded block of what was either parkland or buildings, although the outlines of individual structures were not indicated, nor were individual owners given (see Map 4). The subject property was located in proximity to larger parcels owned by George Berry, John Green and James Boustead, and local landmarks included two inns. Trafalgar Road was the main thoroughfare, although it appears that part of Church Street, part of Anne Street, and part of Queen Street had been surveyed by that time as well.
- Nazareth Hill sold six acres of a park lot on Church Street and Parker Street to his son, Hiram Hill, on September 5, 1862, who sold it to Donald McMillan on August 25, 1868.
- Plan 240 in the Village of Hillsburgh was registered by Donald McMillan on February 3, 1870. The location of the subject property changed from part of Lot 25, Concession 8 to its current legal designation of part of Lots 2, 3, and 4 in Registered Plan 240.
- The subject property was sold to Hugh McGowan by Donald McMillan on January 31, 1876.

- According to Walker & Miles' 1877 map of Erin Township, the subject property was still located within a shaded block of either development or parkland. Similar to the 1861 atlas, the footprints of individual structures or the owners of specific buildings were not listed (see Map 5). The streets appear in a similar configuration; Queen Street had not yet been linked to Trafalgar Road, although parts of Church Street and Anne Street appear extant. Local landmarks have not been noted, but the subject property was in proximity to larger parcels that belonged to J. Green, J. Kirk, and A. Taylor.
- On May 19, 1892, Hugh McGowan sold all of Lots 2 through 4 to John Parry.
- On December 31, 1904, the executors of John Parry's estate sold all of Lots 2 through 4 to Charles H. Smith for \$550.
 - Charles Henry Smith was born March 25, 1870, in Wellington County. He was the son of Jacob Smith and Hannah Hindley (Family Search 2023).
 - He married Orpha V. Hyndman (1881 – 1972) on March 1, 1911, in Eramosa Township. Orpha Hyndman was the daughter of local builder Alexander Hyndman, who lived at 74 Trafalgar Road (Carmichael 2001, Family Search 2023)
 - Charles and Orpha Smith had two sons and two daughters: Roy, Wilber, Ariel "Mazy", and Elda (LAC 1921, Family Search 2023).
 - Charles Smith worked as a stone mason with his brother William "Billy Jack" Smith (1865 – 1926). The brothers laid the foundations of many houses and barns in the area, but also built several stone homes in Hillsburgh, which included his own residence at 18 Anne Street (Carmichael 2001, see Figure 2 and Figure 3).
 - A well-known team of tradespeople constructed several building in the area in the late 19th century. According to Carmichael, "...with Smith Brothers laying the foundations, Robertson and Puckering doing the bricklaying and plastering, Alex Hyndman the carpenter work, and a team of painters from Orangeville completing the job, houses were soon completed. The Royal Bank building [97 Trafalgar Road] having been built in the early 1880's is an example of their splendid workmanship" (2001).
 - Charles Smith was also responsible for the construction of the Station Street bridge, which was built in 1917 and replaced in 2020 (see Figure 4 and Figure 5). Some of the original bridge railings were saved and installed on the grounds of the Hillsburgh library (Carmichael 2001, Shuttleworth 2020).
 - According to land records, historical maps and atlases (such as the 1907 Fire Insurance Plan), and local historian Michael Carmichael, the house at 18 Anne Street **was built between 1904 and 1907 as his residence by stonemason Charles H. Smith.**
 - The 1921 Canada Census listed Charles Smith, a 51-year-old contractor living in two-storey stone house with his wife Orpha and four children. This is in keeping with the extant structure represented in the 1907 Fire Insurance Plan (LAC 1921).
 - Charles Smith died in 1949 and buried in Coningsby Cemetery (Family Search 2023).
- A 1907 Fire Insurance Plan of the Village of Hillsburgh indicates that the subject property consisted of a two-storey roughcast structure with a one-storey rear addition that fronted onto Anne Street, with a two-storey concrete outbuilding located at the rear of the lot (see Map 6). The civic address at that time was 134 Anne Street (see Map 2).
- Charles H. Smith divided the lot and in November 1922, he sold the southeast part of Lots 2 through 4 to Robert O. Everdell for \$2,800, with the right for Everdell to remove a windmill

- on the property to replace it with a pump within ten years. Robert Everdell did not retain the property for long and sold it to William J. Barbour on November 24, 1923, for \$2,800.
- On December 31, 1927, William Barbour sold the subject property to Leonard Awrey for \$4,200.
 - A 1937 topographic map indicates there was a structure on the subject property, likely the same building represented in the 1907 Fire Insurance Plan (see Map 7). The topographic map shows that streets had been realigned and extended, such as Anne Street and Church Street, and that Queen Street had been extended to meet Trafalgar Road. There do not appear to be any notable local landmarks in proximity to the subject property at that time.
 - A 1954 aerial photograph appears similar to the 1937 topographic map. The outline of a structure can be discerned within the boundaries of the subject property, but the resolution of the photograph is poor and individual details cannot be seen (see Map 8). The village of Hillsburgh appears to be a well-settled rural community with most of its activity clustered along Main Street (Trafalgar Road); there are several well settled side streets and the area surrounding the village consists of a combination of woodlot and agricultural fields.
 - Leonard Awrey granted the subject property to Howard and Doreen Awrey on March 13, 1958.
 - On March 19, 1981, Howard and Doreen Awrey deeded the subject property to Pamela Kneeland.
 - A reference plan was filed on March 20, 1981, that designated the subject property as Part 1, comprising part of Lots 2, 3, and 4 of Plan 240.
 - On March 30, 1984, Pamela Kneeland granted the subject property to Stanley B. Dalley, who transferred the subject property to himself and Dolores Soulier on January 3, 1989.
 - On March 31, 1995, Stanley Dalley and Dolores Soulier transferred the subject property to Klaas Frederick Van Eck.

**Table 2: Summary of Property Ownership at 18 Anne Street
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	27 Feb 1824	Crown	Christopher Suitzer	All 200 ac
386	B&S	21 Apr 1824	Christopher Suitzer	Aaron Wheeler	All 200 ac
146	B&S	30 Mar 1842	Aaron Wheeler	Nazareth Hill	W ½ Lot 25 Con 8, 100 ac
161	B&S	5 Sep 1862	Nazareth Hill	Hiram Hill	Part 6 ac, Park lot on Church & Parker Sts
668	B&S	25 Aug 1868	Hiram Hill	Donald McMillan	Part 6 ac Lot 25, Con 8
240	Plan	3 Feb 1870	N/A	N/A	Plan of Building Lots, Village of Hillsburgh
3025	B&S	31 Jan 1876	Donald McMillan	Hugh McGowan	All Lots 2-4
7215	B&S	19 May 1892	Hugh McGowan	John Parry	All Lots 2-4
9783	B&S	31 Dec 1904	Exr of John Parry, dec'd	Charles H. Smith	All Lots 2-4, \$550
13639	Grant	15 Nov 1922	Charles H. Smith	Robert O. Everdell	SE Part Lots 2-4 w/ right to remove windmill to replace w/ pump, \$2800
13808	Grant	24 Nov 1923	R.O. Everdell	William J. Barbour	SE Part Lots 2-4, \$2800




Instrument #	Instrument	Date	Grantor	Grantee	Comments
14583	Grant	31 Dec 1927	William J. Barbour	Leonard Awrey	SE Part Lots 2-4, \$4200
M673	Grant	13 Mar 1958	Leonard Awrey	Howard and Doreen Awrey	SE Part Lots 2-4, \$1
MS72799	Bylaw	2 Apr 1968	Corp. Township of Erin	N/A	Subdivision Control
61R2391	Plan Reference	20 Mar 1981	N/A	N/A	Plan of survey on Lots 2-4, Part 1 as in M673
239725, 239726	Deed	19 Mar 1981	Howard and Doreen Awrey	Pamela Kneeland	Part Lots 2-4 (Part 1 on 61R2391)
381220	Grant	30 Mar 1984	Pamela Kneeland	Stanley B. Dalley	Part Lots 2-4 (Part 1 on 61R2391)
589972	Transfer	3 Jan 1989	Stanley Bruce Dalley	Stanley Dalley, Dolores Soulier	Part Lots 2-4, (Part 1 61R2391)
729858	Transfer	31 Mar 1995	Stanley B. Dalley, Dolores Soulier	Klaas Frederick Van Eck	Part 1 on 61R2391, \$173,000

5.3 Context






- Located at 18 Anne Street in the core of the historic Village of Hillsburgh.
 - While not in the commercial core of the Village, the subject property remains within the residential part of the historic village core, which includes several side streets.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Anne Street runs parallel to Trafalgar Road, the main thoroughfare of the historic village.
- The building is situated along the west side Anne Street, south of where the street intersects with Queen Street.
- There is a rise in topography between Church Street and Queen Street and the subject property is located on the middle of the rise and setback from the road.
- Subject property is connected to Anne Street via a gravel driveway leading to a parking area.
- Anne Street is a two-lane curb-less road with modest naturalized ditches.
- The Trafalgar Road streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Trafalgar Road streetscape includes Trafalgar Road from approximately Queen Street through Jane Street, running the length of the entire core of Historic Village of Hillsburgh (see Map 4, Map 7, and Map 8).
 - The core comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Comprised of predominantly one to two-and-a-half storey structures.
 - Primarily brick construction (majority are red brick).
 - Modest setbacks along the street.
 - Many buildings share similar features including dichromatic brickwork and decorative woodwork.
- There are several residential side streets, which extend from Trafalgar Road, which were developed at the same time as the core Historic Village of Hillsburgh. The residential side street character can be described as follows:





- Residential side streets which are in keeping with the development of the core as shown in historic mapping (see Map 4, Map 7, and Map 8), include: Queen Street, Church Street, Anne Street, Mill Street, George Street and Station Street, and to a lesser extent Orangeville Street.
- The character of the residential side streets is generally in keeping with the character of the Trafalgar Road streetscape
- Comprised of predominantly of one to two-and-a-half storey residential buildings.
- Primarily brick construction (majority are red brick).
- Variety of architectural styles including Italianate, Gothic Revival, and a range of vernacular Ontario Cottages and front gable Edwardian architecture.
- Variety of setbacks along the street, though majority have a modest set back.
- Many buildings on the residential side streets share similar features including dichromatic brickwork or detailing and ornate decorative woodwork.
- Many of the buildings along Trafalgar Road and residential side streets date from the 19th century and early 20th century and are built in a variety of architectural styles.
- Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed and photos to support the description of the character of Trafalgar Road and the residential side streets.

Table 3: Selection of 19th Century Buildings Along Trafalgar Road and Surrounding Residential Streets in Historic Village of Hillsburgh


Address	Brief Description	Est. Year Constructed	Photo if Available
21 Trafalgar Road	Church, gothic revival two-storey, dichromatic brickwork	1888	
23 Trafalgar Road	Residence, one-and-a-half storey	Circa 1890	
29 Trafalgar Road	Hillsburgh Feed mill (originally schoolhouse), brick, one-and-a-half storey	1864	

Address	Brief Description	Est. Year Constructed	Photo if Available
32 Trafalgar Road	Residence, one-storey, dichromatic brickwork	Unknown	
36 Trafalgar Road	Residence, one-and-a-half-storey, red brick	Circa 1880	
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	

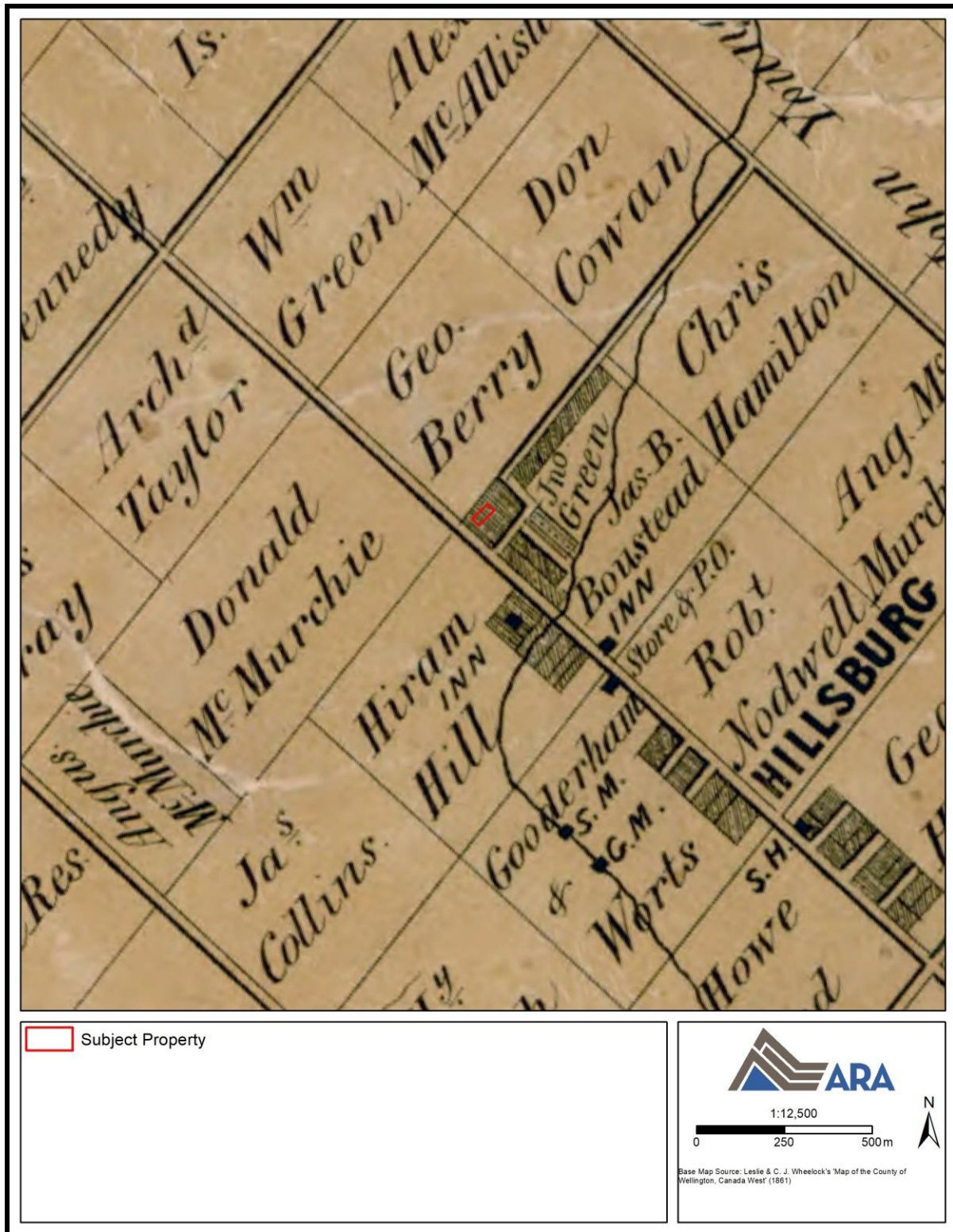
Address	Brief Description	Est. Year Constructed	Photo if Available
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	
92 Trafalgar Rd	Commercial – red brick	1887	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	

Address	Brief Description	Est. Year Constructed	Photo if Available
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	
10 Church Street	Residence, Red-brick, two storey, stone lintels, wood brackets, hip roof	Circa 1870s	

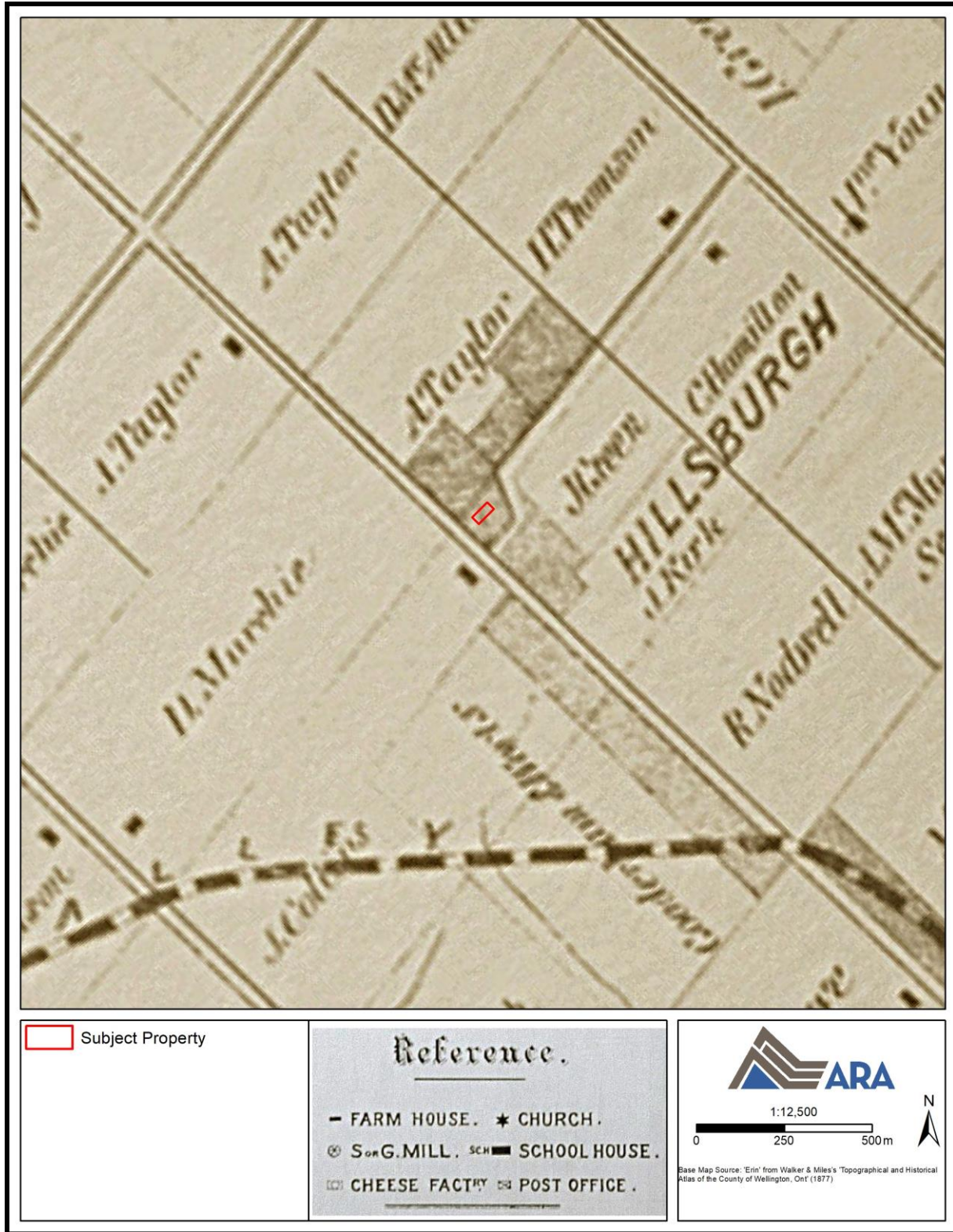
Address	Brief Description	Est. Year Constructed	Photo if Available
4 Church Street	Residence, Red-brick, two storey, stone lintels, gable peak on hip roof, bargeboard	Circa 1890s	
2 Church Street	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Circa 1890	
12 Orangeville Street	Residence, Red-brick, dichromatic brickwork, two storey, hoodmoulds, hip roof	1889	
3 Station Street	Residence, Red-brick, dichromatic brickwork, two storey, hoodmoulds, front gable roof	1894	

Address	Brief Description	Est. Year Constructed	Photo if Available
9 Station Street	Former residence, red-brick , dichromatic brickwork, two storey, hoodmoulds, stone quoins.	1892	

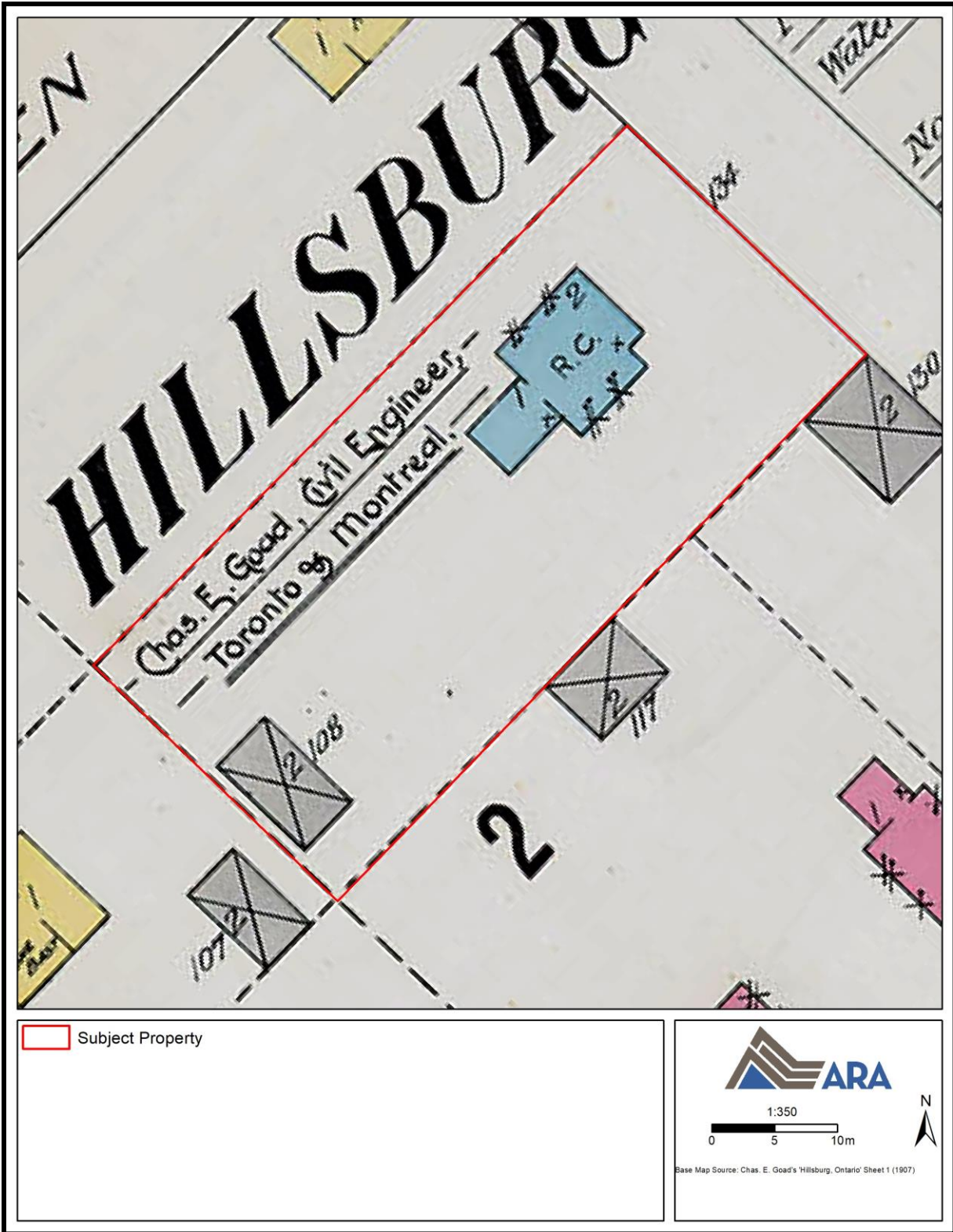
6.0 MAPS



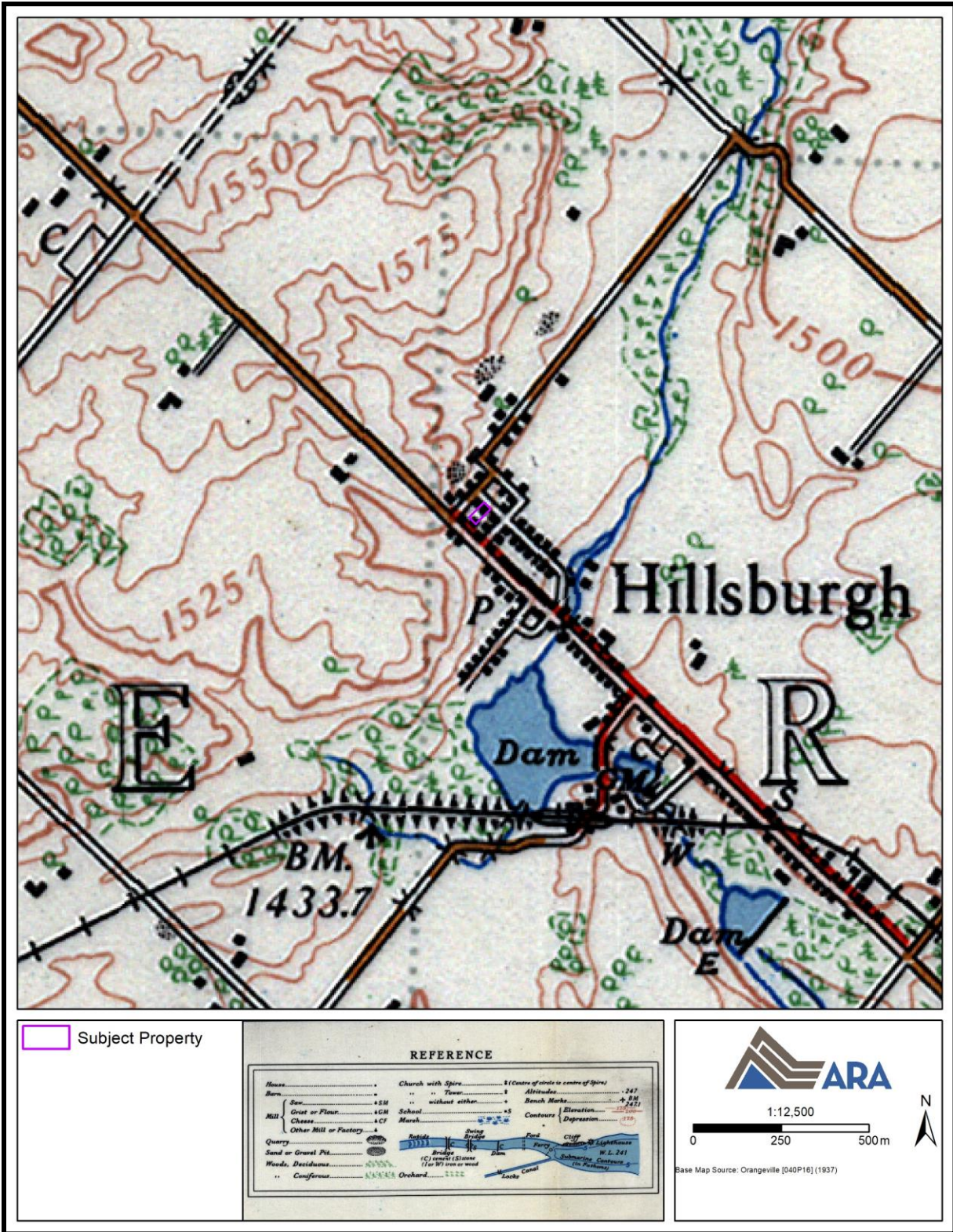
Map 4: Subject Property Shown on an 1861 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



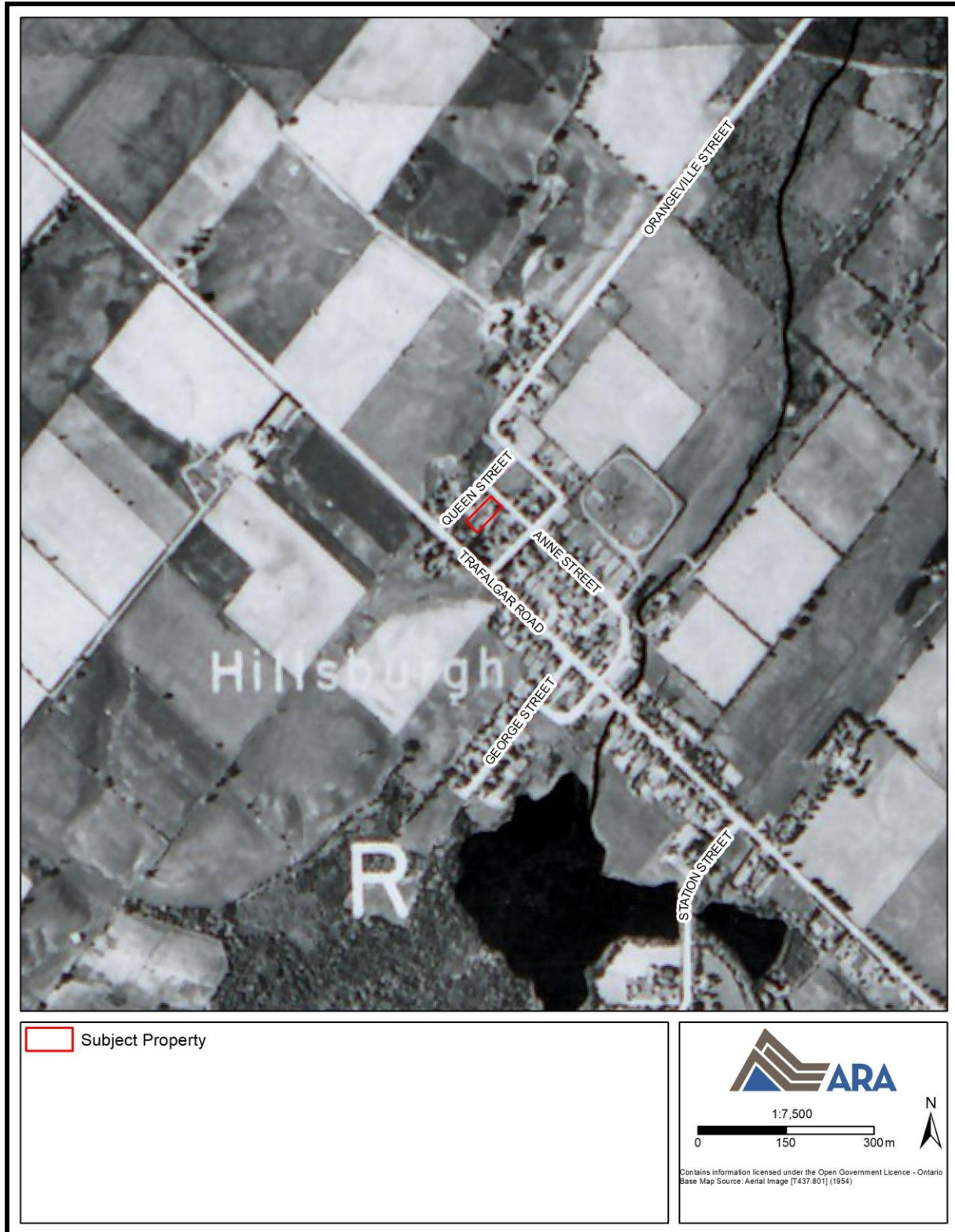
Map 5: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 6: Subject Property Shown on a 1907 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2023)



Map 7: Subject Property Shown on a Historic 1937 Topographic Map (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 18 Anne Street according to O. Reg. 9/06, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 18 Anne Street in Accordance with O. Reg. 9/06

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	18 Anne Street is a representative example of the Italianate architectural style. The two storey, square plan building has a rhythmic and balanced façade, small balcony, hip roof, and wide overhanging eaves with paired decorative wood brackets which are all key features of the Italianate style. The limestone quoins, segmental arched window openings with limestone keystone and stringers framed by limestone reveal quoining in contrast to the multicolour fieldstone with raised tuck point construction provides a sense of heaviness and stability, which is often found in Italianate buildings constructed of stone.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	18 Anne Street is a well-built structure with stone masonry which displays a high degree of craftsmanship within the local context. The stonework suggests an Aberdeen bond design which is achieved through the use of tuckpointing. The use of limestone in the quoins, and window treatment including demonstrates a level of skill and masonry knowledge that does not appear to be a common in the local context.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	18 Anne Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	18 Anne Street is directly association with local stonemason and builder Charles H. Smith. Charles, and his brother William, were well-known masons who along with a team of tradespeople constructed several buildings in the area in the late 19 th century and early 20 th century. The Smith brothers constructed the stone foundations, Robertson and Puckering were responsible for bricklaying and plastering, and Alex Hyndman, the father of Charles wife Orpha and local carpenter, along with a team of painters from Orangeville are credited with the construction of several houses in the community. The Royal Bank building (97

Description	Criteria Met Yes/No	Value
		Trafalgar Road), built in early 1880's is an example of the workmanship of this group. Charles is associated with the construction of 18 Anne Street and was also responsible for the construction of the Station Street bridge in 1917, although the bridge was replaced in 2020.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	18 Anne Street does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	While 18 Anne Street was the residence of Charles Smith, a local stonemason, who was a notable for constructing many local buildings/the foundations of buildings. However, his work does not showcase a specific approach that is discernable from other stonemasons nor were his ideas and designs key to the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	18 Anne Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 18 Anne Street exhibits setback, massing, style, decorative details consistent with the historic village character.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	18 Anne Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 18 Anne Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 18 Anne Street is not visually linked to its surroundings. Although the streetscape is a late 19 th and early 20 th century streetscape that is not a significant visual link.
The property has contextual value because it is a landmark	No	18 Anne Street does not occupy prominent space. The structure is part of the fabric of Anne Street rather than a visual landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 5 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
18 Anne Street is a representative example of the Italianate architectural style	<ul style="list-style-type: none"> • Two-storey square plan Italianate residence • Hip roof • Wide eaves with paired decorative wood brackets • Balanced façade with asymmetrical entranceway • Entrance door with transom • Small second story porch • Segmental arched window openings with limestone keystone, stringers, and reveal quoins • Stone construction • Limestone quoins
18 Anne Street is a well-built structure with stone masonry which displays a high degree of craftsmanship within the local context.	<ul style="list-style-type: none"> • Two-storey square plan Italianate residence • Stone construction • Suggestion of Aberdeen bond design achieved through raised tuckpointing • Limestone quoins • Limestone window treatment including keystone, stringer and reveal quoining
18 Anne Street is directly association with local stonemason and builder Charles H. Smith	<ul style="list-style-type: none"> • Two-storey Italianate building including massing, setback, and decorative details • Stone construction • Suggestion of Aberdeen bond design achieved through raised tuckpointing • Limestone quoins • Limestone window treatment including keystone, stringer and reveal quoining
18 Anne Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Italianate building including massing, setback, and decorative details

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

18 Anne Street is located on a residential side street within the core of the historic village of Hillsburgh, in the Town of Erin. It consists of a two-storey Italianate residence constructed between 1904 and 1907 as a residence for stonemason Charles H. Smith.

Statement of Cultural Heritage Value or Interest

18 Anne Street is a representative example of the Italianate architectural style. The two storey, square plan building has a rhythmic and balanced façade, small balcony, hip roof, and wide overhanging eaves with paired decorative wood brackets which are all key features of the Italianate style. The limestone quoins, segmental arched window openings with limestone keystone and stringers framed by limestone reveal quoining in contrast to the multicolour fieldstone with raised tuck point construction provides a sense of heaviness and stability, which is often found in Italianate buildings constructed of stone.

18 Anne Street is a well-built structure with stone masonry which displays a high degree of craftsmanship within the local context. The stonework suggests an Aberdeen bond design which is achieved through the use of tuckpointing. The use of limestone in the quoins, and window treatment including demonstrates a level of skill and masonry knowledge that does not appear to be a common in the local context.

18 Anne Street is directly association with local stonemason and builder Charles H. Smith. Charles, and his brother William, were well-known masons who along with a team of tradespeople constructed several buildings in the area in the late 19th century and early 20th century. The Smith brothers constructed the stone foundations, Robertson and Puckering were responsible for bricklaying and plastering, and Alex Hyndman, the father of Charles wife Orpha and local carpenter, along with a team of painters from Orangeville are credited with the construction of several houses in the community. The Royal Bank building (97 Trafalgar Road), built in early 1880's is an example of the workmanship of this group. Charles is associated with the construction of 18 Anne Street and was also responsible for the construction of the Station Street bridge in 1917, although the bridge was replaced in 2020.

18 Anne Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 18 Anne Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

18 Anne Street is a representative example of the Italianate architectural style. The property contains the following heritage attributes that reflects this value:

- Two-storey square plan Italianate residence
- Hip roof
- Wide eaves with paired decorative wood brackets
- Balanced façade with asymmetrical entranceway
- Entrance door with transom
- Small second story porch
- Segmental arched window openings with limestone keystone, stringers, and reveal quoins
- Stone construction
- Limestone quoins

18 Anne Street is directly association with local stonemason and builder Charles H. Smith
The property contains the following heritage attributes that reflect this value:

- Two-storey square plan Italianate residence
- Stone construction
- Suggestion of Aberdeen bond design achieved through raised tuckpointing
- Limestone quoins
- Limestone window treatment including keystone, stringer and reveal quoining

18 Anne Street is directly association with local stonemason and builder Charles H. Smith.

The property contains the following heritage attributes that reflect this value:

- Two-storey square plan Italianate residence
- Stone construction
- Suggestion of Aberdeen bond design achieved through raised tuckpointing
- Limestone quoins
- Limestone window treatment including keystone, stringer and reveal quoining

18 Anne Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building including massing, setback, and decorative details

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (see Section 8.0).



Map 9: Map of Heritage Attributes of 18 Anne Street

11.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet at least two of the criteria. 18 Anne Street meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the OHA.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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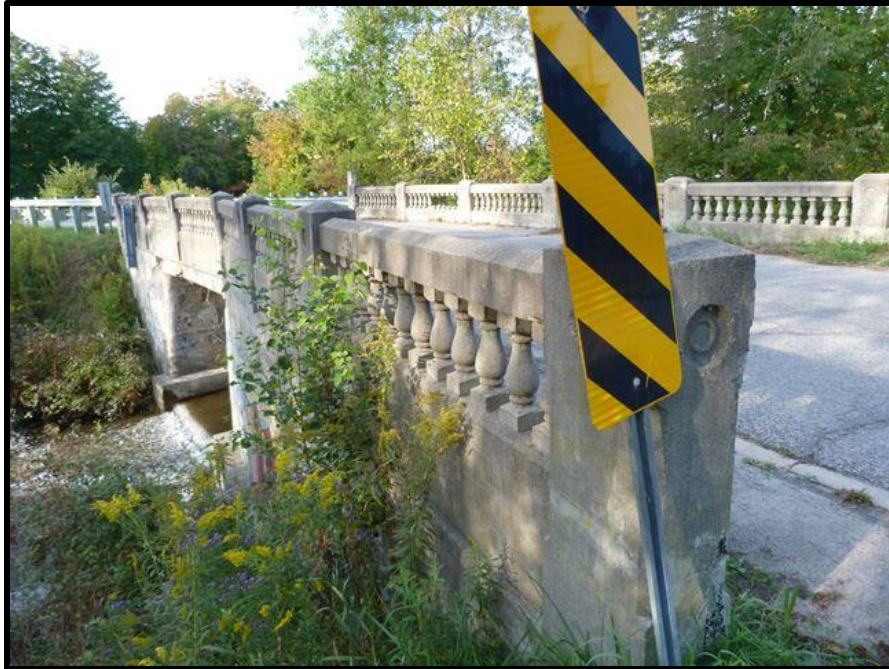
Appendix A: Historic Photos



Figure 2: Charles Smith, Second from Right, Building Barn on the Matheson Farm, 1914 (WCMA 1982)



Figure 3: Charles Smith, Second from Left, on an Unidentified Farm, c. 1920 (WCMA 2022)



**Figure 4: Station Bridge constructed in 1917 – Replaced in 2020
(Nathan Holth 2022)**



**Figure 5: Station Bridge Constructed in 1917 – Replaced in 2020
(Nathan Holth 2022)**